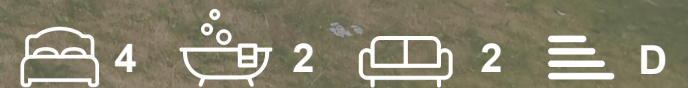




201 Askham Lane
York, YO24 3JA
Guide Price £425,000



Situated on the ever popular Askham Lane, this spacious four-bedroom family home offering versatile living space, making it an excellent choice for growing families or those seeking flexible accommodation. The property features a bright lounge opening into a dining area, a generous conservatory overlooking the rear garden, and a modern 19ft fitted kitchen with ample storage and workspace. A particular highlight is the ground floor bedroom with its own en-suite shower room and French doors to the garden, ideal for guests, multi-generational living or a home office. A downstairs WC completes the ground floor. Upstairs are three further well-proportioned bedrooms and a contemporary family bathroom. Outside, the property benefits from a driveway, attached garage, and an enclosed rear garden with mature fruit trees, shrubs and a timber shed. Ideally located for easy access to York city centre, local schools, shops, York Business Park and the A64, this well-presented home combines generous living space with a highly convenient location.

Entrance Hallway

14' x 6'11 (4.27m x 2.11m)

Entrance door, radiator, stairs to first floor. Laminate flooring.

Lounge

16 x 12'8 (4.88m x 3.86m)

Window to front, coving, fireplace, radiator, TV point, power points. Carpet. Opening to;

Lounge/Diner

10'7 x 9 (3.23m x 2.74m)

Coving, radiator, power points. Laminate flooring. Opening to;

Conservatory

11'10 x 10'7 (3.61m x 3.23m)

Windows and door to rear, door to kitchen, radiator, power points. Laminate flooring.

Kitchen

19'1 x 9 (5.82m x 2.74m)

Window to rear, door to conservatory, range of modern fitted wall and base mounted units, wood work surfaces, space for appliances, power points, spotlights. Tiled flooring.





Cloakroom/WC

Vanity unit housing wash hand basin, low level WC, towel rail/radiator. Tiled flooring.

Bedroom

16 x 8'4 (4.88m x 2.54m)

French doors to garden, two windows to side, radiator, power points. Carpet.

En-suite Shower Room

Walk-in shower cubicle.

First Floor Landing

Window to side. Carpet. Doors to;

Bedroom

12'8 x 11'5 (3.86m x 3.48m)

Window to front, built in cupboard, radiator, power points. Carpet.

Bedroom

13'7 x 11'5

Window to rear, built in wardrobes, radiator, power points. Carpet.

Bedroom

10'2 x 8'2 (3.10m x 2.49m)

Window to front, radiator. [power points. Carpet.

House Bathroom

7 x 6'11 (2.13m x 2.11m)

Opaque window to front, P-shaped bath with shower over and shower screen, vanity unit housing wash hand basin, WC, fully tiled walls. Tiled flooring.



Outside

Front garden with driveway leading to the attached garage. Delightful rear garden with fruit trees, shrubs and bushes and a timber shed.

Garage

14'0 x 11'5 (4.27m x 3.48m)

Up and over garage door, door to rear and further door into lobby.

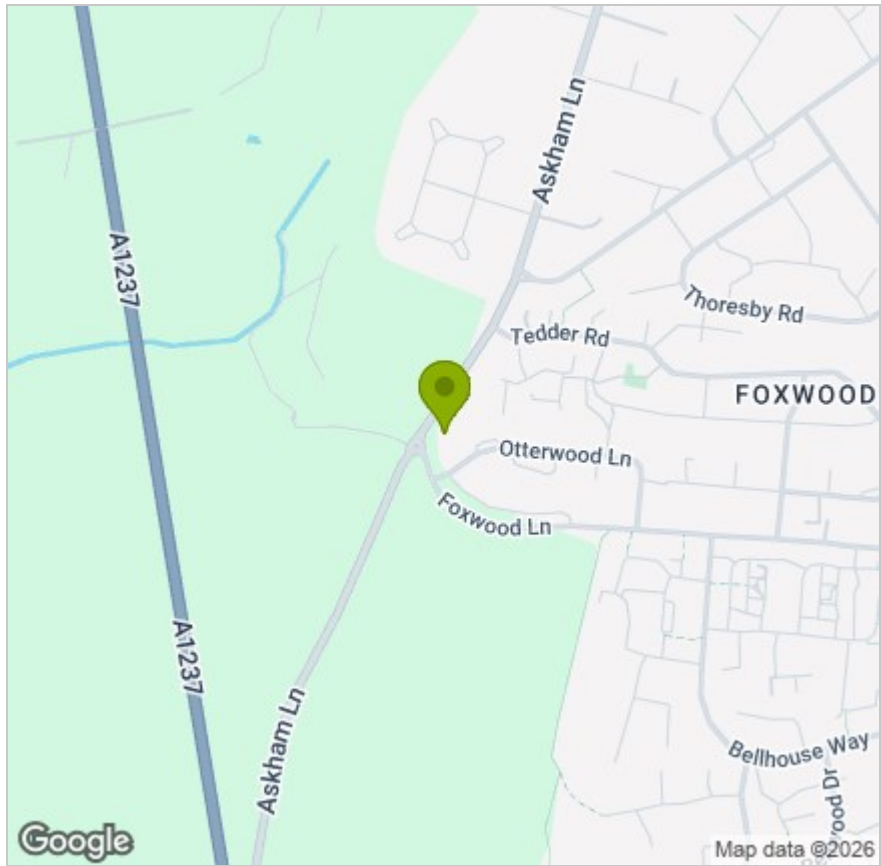
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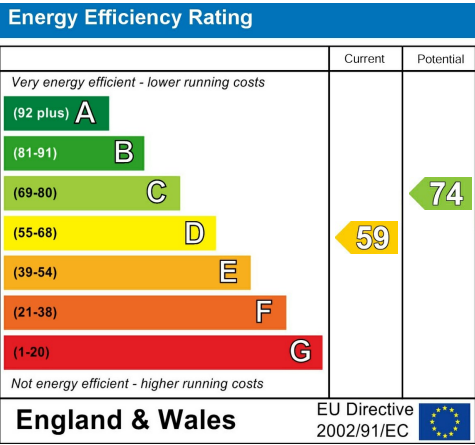
FLOOR PLAN



LOCATION



EPC



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